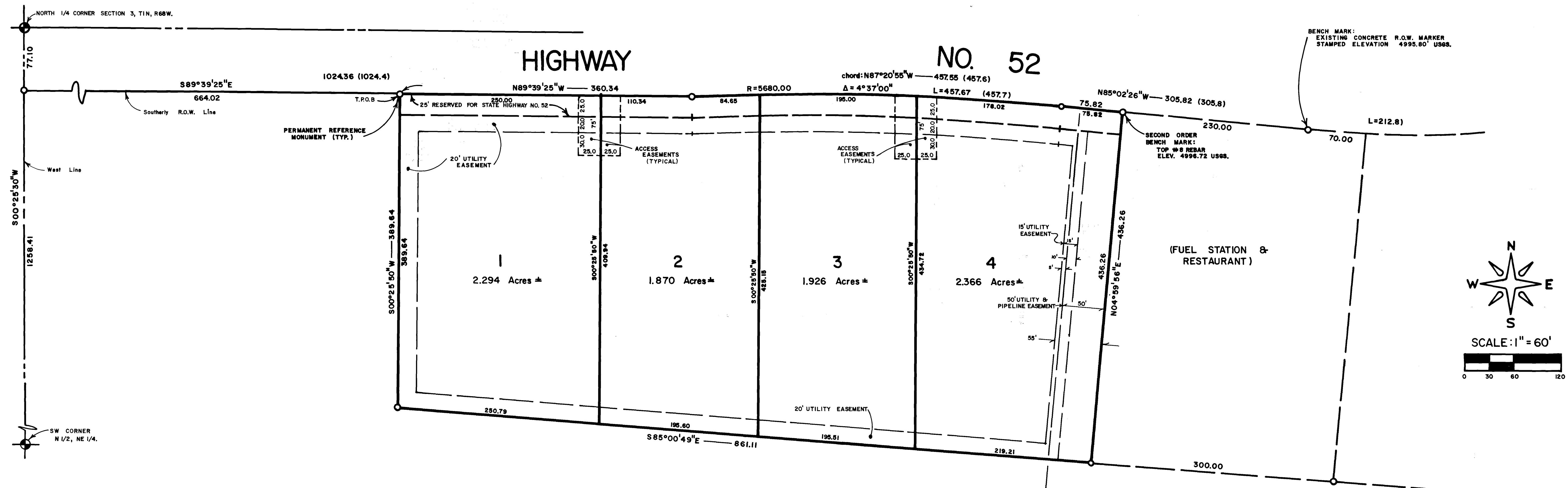


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F 1599 BARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO 3269

S-216



## "FINAL PLAT" PURITAN PLACE COMMERCIAL SUBDIVISION

A PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 3,  
TOWNSHIP ONE (1) NORTH, RANGE 68 WEST OF THE SIXTH P.M., WELD COUNTY, COLORADO.

### CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF THAT PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP ONE (1) NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3; THENCE S00°25'30"W ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NORTH ONE-HALF A DISTANCE OF 77.10 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 52, FROM SAID POINT THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER BEARS S00°25'30"W A DISTANCE OF 1288.41 FEET; THENCE S89°39'25"E ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 664.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE S00°25'30"W A DISTANCE OF 389.64 FEET; THENCE S85°00'49"E A DISTANCE OF 861.11 FEET; THENCE N04°59'56"E A DISTANCE OF 436.26 FEET TO SAID SOUTHERLY R.O.W. LINE; THENCE N85°02'26"W ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 75.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THE DELTA OF SAID CURVE IS 4°57'00", THE RADIUS OF SAID CURVE IS 5680.00 FEET, THE CHORD BEARS N87°20'55"W—457.55 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 457.67 FEET TO THE END OF SAID CURVE; THENCE S89°39'25"E ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 360.34 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS: 8.456 ACRES OR 368,308.35 SQUARE FEET MORE OR LESS.  
HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PURITAN PLACE COMMERCIAL SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND IN, OVER, UNDER, AND ACROSS SAID WAYS AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

EXECUTED THIS 14th DAY OF May, A.D., 1982 BY: Jimmie Joe Strauman Marvin Ray Strauman  
JIMMIE STRAUMAN MARVIN RAY STRAUMAN  
by Jimmie J. Strauman  
STATE OF COLORADO )  
COUNTY OF WELD ) SS  
THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF May, A.D., 1982, BY JIMMIE JOE STRAUMAN. MY COMMISSION EXPIRES May 27, 1985

### SURVEYOR'S CERTIFICATE:

I, CECIL R. CROWE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THAT THE SAME ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

### PLANNING COMMISSION CERTIFICATE:

THIS PLAT APPROVED BY THE WELD COUNTY PLANNING COMMISSION THIS 7th DAY OF SEPTEMBER, A.D., 1982 BY Cecil R. Crowe CHAIRMAN

### CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS:

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY, STATE OF COLORADO. WITNESS MY HAND AND THE CORPORATE SEAL OF WELD COUNTY THIS 24th DAY OF Sept, A.D., 1982

### CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, STATE OF COLORADO AT 10:13 A.M. ON THE 28th DAY OF September, A.D., 1982

Maya J. Strauman  
COUNTY CLERK AND RECORDER

Wayne R. Carter  
DEPUTY

BOOK 978  
RECEPTION 1904833  
FILE 3269  
MAP  
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